

SNAPSHOT of HOME Program Performance--As of 12/31/10
Local Participating Jurisdictions with Rental Production Activities



Participating Jurisdiction (PJ): **Nashville-Davidson**

State: **TN**

PJ's Total HOME Allocation Received: **\$52,236,107**

PJ's Size Grouping*: **B**

PJ Since (FY): **1992**

Category	PJ	State Average	State Rank	Nat'l Average	Nat'l Ranking (Percentile):*		
					Group	B	Overall
Program Progress:				PJs in State:	8		
% of Funds Committed	97.76 %	95.63 %	3	96.48 %	64	60	
% of Funds Disbursed	95.08 %	89.54 %	1	89.00 %	82	79	
Leveraging Ratio for Rental Activities	1.77	1.51	2	4.81	18	23	
% of Completed Rental Disbursements to All Rental Commitments***	80.99 %	82.95 %	6	83.25 %	27	22	
% of Completed CHDO Disbursements to All CHDO Reservations***	79.18 %	77.45 %	3	70.99 %	61	59	
Low-Income Benefit:							
% of 0-50% AMI Renters to All Renters	49.68 %	64.70 %	7	81.75 %	3	4	
% of 0-30% AMI Renters to All Renters***	33.55 %	44.61 %	6	45.84 %	28	28	
Lease-Up:							
% of Occupied Rental Units to All Completed Rental Units***	53.18 %	72.02 %	8	96.12 %	0	2	
Overall Ranking:				In State:	8 / 8	Nationally:	6 11
HOME Cost Per Unit and Number of Completed Units:							
Rental Unit	\$10,784	\$14,936		\$27,889	1,574 Units	42.70 %	
Homebuyer Unit	\$13,212	\$12,880		\$15,632	1,359 Units	36.90 %	
Homeowner-Rehab Unit	\$18,393	\$25,399		\$21,037	748 Units	20.30 %	
TBRA Unit	\$75	\$10,165		\$3,206	4 Units	0.10 %	

* - A = PJ's Annual Allocation is greater than or equal to \$3.5 million (59 PJs)

B = PJ's Annual Allocation is less than \$3.5 million and greater than or equal to \$1 million (216 PJs)

C = PJ's Annual Allocation is less than \$1 million (284 PJs)

** - E.g., a percentile rank of 70 means that the performance exceeds that of 70% of PJs.

***. This category is double-weighted in compiling both the State Overall Ranking and the National Overall Ranking of each PJ.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

Program and Beneficiary Characteristics for Completed Units

Participating Jurisdiction (PJ): Nashville-Davidson TN

Total Development Costs:
(average reported cost per unit in
HOME-assisted projects)

	Rental	Homebuyer	Homeowner
PJ:	\$24,086	\$84,784	\$19,990
State:*	\$40,258	\$73,891	\$33,167
National:**	\$99,461	\$78,568	\$23,907

CHDO Operating Expenses:
(% of allocation)

PJ: 3.2 %
National Avg: 1.2 %

R.S. Means Cost Index: 0.85

	Rental %	Homebuyer %	Homeowner %	TBRA %
RACE:				
White:	35.9	25.6	24.6	0.0
Black/African American:	58.9	57.3	73.4	0.0
Asian:	0.2	0.6	0.1	0.0
American Indian/Alaska Native:	0.4	0.1	0.0	0.0
Native Hawaiian/Pacific Islander:	0.1	0.3	0.0	0.0
American Indian/Alaska Native and White:	0.0	0.0	0.0	0.0
Asian and White:	0.0	0.1	0.0	0.0
Black/African American and White:	0.0	0.1	0.0	0.0
American Indian/Alaska Native and Black:	0.0	0.0	0.0	0.0
Other Multi Racial:	0.1	3.2	0.0	0.0
Asian/Pacific Islander:	0.1	0.1	0.1	0.0

ETHNICITY:

Hispanic	3.9	2.5	0.0	0.0
----------	---	---	---	---

HOUSEHOLD SIZE:

1 Person:	48.5	25.0	51.9	0.0
2 Persons:	21.6	22.4	24.1	0.0
3 Persons:	16.7	20.3	10.0	0.0
4 Persons:	8.9	13.9	6.7	0.0
5 Persons:	2.7	5.5	4.0	0.0
6 Persons:	0.5	1.3	0.8	0.0
7 Persons:	0.4	0.9	0.7	0.0
8 or more Persons:	0.1	0.7	0.1	0.0

HOUSEHOLD TYPE:

Single/Non-Elderly:	63.4	28.6	13.6	0.0
Elderly:	15.7	1.4	59.4	0.0
Related/Single Parent:	13.2	38.7	13.8	0.0
Related/Two Parent:	4.2	17.0	6.1	0.0
Other:	3.0	4.0	4.4	0.0

SUPPLEMENTAL RENTAL ASSISTANCE:

Section 8:	42.8	0.7 [#]
HOME TBRA:	0.2	
Other:	11.5	
No Assistance:	44.8	

of Section 504 Compliant Units / Completed Units Since 2001 108

* The State average includes all local and the State PJs within that state

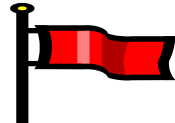
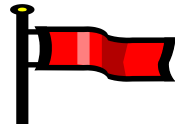
** The National average includes all local and State PJs, and Insular Areas

Section 8 vouchers can be used for First-Time Homebuyer Downpayment Assistance.



— HOME PROGRAM —
SNAPSHOT WORKSHEET - RED FLAG INDICATORS
 Local Participating Jurisdictions with Rental Production Activities

Participating Jurisdiction (PJ): Nashville-Davidson State: TN Group Rank: 6
 (Percentile)
 State Rank: 8 / 8 PJs Overall Rank: 11
 (Percentile)
 Summary: 2 / Of the 5 Indicators are Red Flags

FACTOR	DESCRIPTION	THRESHOLD*	PJ RESULTS	RED FLAG
4	% OF COMPLETED RENTAL DISBURSEMENTS TO ALL RENTAL COMMITMENTS	< 77.87%	80.99	
5	% OF COMPLETED CHDO DISBURSEMENTS TO ALL CHDO RESERVATIONS	< 53.90%	79.18	
6	% OF RENTERS BELOW 50% OF AREA MEDIAN INCOME	< 70%**	49.68	
8	% OF OCCUPIED RENTAL UNITS TO ALL RENTAL UNITS	< 92.09%	53.18	
"ALLOCATION-YEARS" NOT DISBURSED***		> 2.415	0.79	

* This Threshold indicates approximately the lowest 20% of the PJs

** This percentage may indicate a problem with meeting the 90% of rental units and TBRA provided to households at 60% AMI requirement

*** Total of undisbursed HOME and ADDI funds through FY 2005 / FY2005 HOME and ADDI allocation amount. This is not a SNAPSHOT indicator, but a good indicator of program progress.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

HOME Program Performance SNAPSHOT

Page 3

